

RESOLUTION NO. 2026-096-R

**A RESOLUTION AUTHORIZING ACCEPTANCE
OF A PARCEL OF REAL PROPERTY**

WHEREAS, Lennar Homes of Alabama, LLC, as the fee simple owner of the property described below has offered to convey by Warranty Deed to the City of Madison a parcel of real property being situated in Madison, Limestone County to wit;

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 3 WEST OF THE HUNTSVILLE MERIDIAN, LIMESTONE COUNTY, ALABAMA, ALSO BEING ALL THAT PART OF TRACT 2 OF STILLWATER COVE SUBDIVISION, PHASE 2, A RESUBDIVISION OF LOT 23 AND COMMON AREA "2" OF STILLWATER COVE SUBDIVISION PHASE 1 (PLAT BOOK H, PAGE 246) A RESUBDIVISION OF LOTS 1 AND 2 OF STILLWATER COVE SUBDIVISION (PLAT BOOK H, PAGE 229) AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA IN PLAT BOOK H, PAGE 259 & 260, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE SOUTH 89 DEGREES 12 MINUTES 01 SECOND EAST, 236.87 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 25 OF MOORE'S CREEK, PHASE 5 AS SHOWN BY THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LIMESTONE COUNTY, ALABAMA IN PLAT BOOK K, PAGES 278-279;

THENCE FROM THE POINT OF BEGINNING AND ALONG THE EAST BOUNDARY OF SAID LOT 25, NORTH 23 DEGREES 42 MINUTES 32 SECONDS EAST, 198.87 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 22 DEGREES 18 MINUTES 41 SECONDS EAST, 259.57 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 09 DEGREES 29 MINUTES 39 SECONDS EAST, 91.09 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 02 DEGREES 45 MINUTES 29 SECONDS EAST, 270.19 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 09 DEGREES 49 MINUTES 07 SECONDS EAST, 91.17 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 16 DEGREES 50 MINUTES 20 SECONDS EAST, 25.97 FEET TO THE SOUTHEAST CORNER OF LOT 24 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE CONTINUE NORTH 16 DEGREES 50 MINUTES 20 SECONDS EAST AND ALONG THE EAST BOUNDARY OF SAID LOT 24, 348.93 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY, NORTH 07 DEGREES 01 MINUTES 38 SECONDS EAST, 82.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE NORTH 89 DEGREES 23 MINUTES 06 SECONDS WEST AND ALONG THE NORTH BOUNDARY OF SAID LOT 24, 10.06 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 15, NORTH 07 DEGREES 01 MINUTES 38 SECONDS EAST, 114.76 FEET TO A POINT; THENCE NORTH 00 DEGREES 52 MINUTES 37 SECONDS EAST, 44.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, SAID POINT BEING ON THE RIGHT-OF-WAY OF KITE CIRCLE; THENCE ALONG THE SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 52 MINUTES 37 SECONDS EAST, 58.12 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE NORTH 00 DEGREES 52 MINUTES 37 SECONDS EAST AND ALONG THE EAST BOUNDARY OF SAID LOT 14 AND LOT 6 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS, 265.22 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID EAST BOUNDARY OF LOT 6, NORTH 17 DEGREES 31 MINUTES 08 SECONDS

WEST, 32.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE RIGHT-OF-WAY OF WILLET CIRCLE; THENCE ALONG THE SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, 31.72 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID MOORE'S CREEK, PHASE 5, SAID PROBATE RECORDS; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 5, NORTH 07 DEGREES 47 MINUTES 05 SECONDS EAST, 149.24 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST, 67.38 FEET TO A POINT; THENCE SOUTH 07 DEGREES 16 MINUTES 13 SECONDS WEST, 200.56 FEET TO A POINT; THENCE SOUTH 04 DEGREES 06 MINUTES 19 SECONDS EAST, 213.74 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, 338.48 FEET TO A POINT; THENCE SOUTH 18 DEGREES 27 MINUTES 35 SECONDS WEST, 468.60 FEET TO A POINT; THENCE SOUTH 10 DEGREES 56 MINUTES 39 SECONDS EAST, 213.33 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 18 SECONDS WEST, 226.19 FEET TO A POINT; THENCE SOUTH 12 DEGREES 13 MINUTES 41 SECONDS WEST, 241.05 FEET TO A POINT; THENCE SOUTH 25 DEGREES 15 MINUTES 17 SECONDS EAST, 102.32 FEET TO A POINT; THENCE SOUTH 25 DEGREES 29 MINUTES 44 SECONDS WEST, 80.73 FEET TO A POINT; THENCE NORTH 89 DEGREES 12 MINUTES 01 SECONDS WEST, 162.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.53 ACRES, MORE OR LESS.

WHEREAS, the City Council finds that the best interests of the City would be served by acceptance of this property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MADISON, ALABAMA, that the City hereby acknowledges the property dedication described above and accepts the dedication of the parcel of real property described herein and that the appropriate City employees are authorized to take actions necessary to effectuate such acceptance.

THE ABOVE AND FOREGOING RESOLUTION is hereby passed and adopted at a regular meeting of the City Council on the ___ day of March 2026.

Maura Wroblewski, Council President
City of Madison, Alabama

ATTEST:

Lisa D. Thomas, City Clerk-Treasurer
City of Madison, Alabama

Approved this ___ day of March 2026.

Ranae Barlett, Mayor
City of Madison, Alabama